

FILE IN BETHESDA WEST HEALTH CITY 12-04021DRAWING FILES1 CURRENT DRAWINGSIFINAL REGULATING PLAN 2DWG
PLOTTED: 2/19/13 AT 4:31PM BY: DSEIENEN
REF: 9

PREVIOUSLY APPROVED
LANDSCAPING REQUIREMENTS

COMMERCIAL LANDSCAPE REQUIREMENTS (TOWER SITE AREA)				
CATEGORY	REQUIREMENT	REQD.	PROVIDED	
INTERIOR VEGETATION				
TREES (MIN. 50% NATIVE)	1 / 2,500 SF - EXISTING TOWER PARCEL 1 TREE / 20' O.C.	31	31	
SHRUBS	3 / 2,500 SF - EXISTING TOWER PARCEL 1 SHRUB / 2' O.C.	460	460	
PERIMETER VEGETATION				
BUFFERS - TREES** (Note: Trees to be relocated from existing west property line)	R.O.W. All other Prop. Line	1 Tree / 20 L.F. 1 Palm / 30 L.F. 1 Tree / 20 L.F. 1 Palm/30 L.F.	4 3 62 60	4 3 62 60
BUFFERS - SHRUBS	1 Shrub - 2' O.C.		915	915
TOTAL TREES* (INTERIOR + ROW)		38	38	
LANDSCAPE AREAS				
INTERIOR VEHICULAR USE AREAS	40 SF / PARKING SPACE (AFFECTED AREA IS MOSTLY DETENTION)	N/A	N/A	
OTHER VEHICULAR USE AREA	MIN. 15% VUA	N/A	N/A	
TOTAL LANDSCAPE AREAS		0	0	

* - REQUIRED NUMBER OF SPECIES PER TABLE 7.3-5, ULDC
** - PER CONDITION OF APPROVAL CONDITION J-2 (INTERIOR STREET TREES) IS NOT APPLICABLE TO AFFECTED AREA.

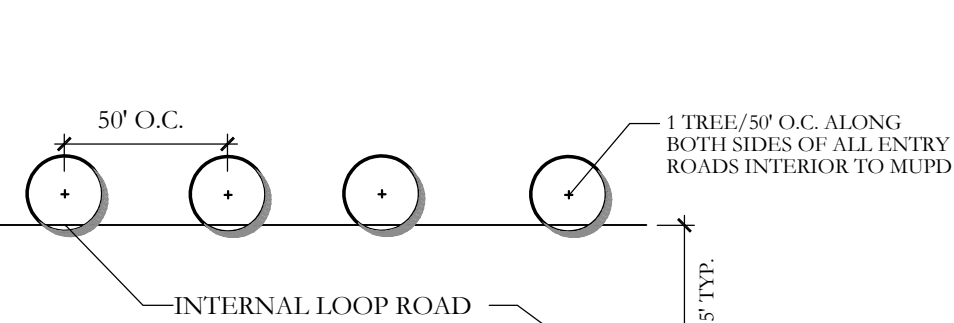
COMMERCIAL LANDSCAPE REQUIREMENTS (OVERALL SITE AREA) - PREVIOUS APPROVAL				
CATEGORY	REQUIREMENT	REQD.	PROVIDED	
INTERIOR VEGETATION				
TREES (MIN. 50% NATIVE)	1 / 2,500 SF @1,750,371.4	700	700	
SHRUBS	3 / 2,500 SF	2,100	2,100	
TREES - LANDSCAPE ISLANDS	1 / ISLAND @ 119 (INCLUDED IN 1/2500 SF REQUIREMENT)			
PERIMETER VEGETATION				
BUFFERS - TREES** (Note: Trees to be relocated from existing west property line)	R.O.W. All other Prop. Line 1 Palm / 20 L.F. (Cond 11)	1 Tree / 20 L.F. 1 Palm / 30 L.F. 1 Tree / 20 L.F. 1 Palm/30 L.F. 28	154 102 200 115 28	154 102 200 115 28
BUFFERS - SHRUBS	3 / 2,500 SF	3,536	3,536	
TOTAL TREES* (Interior Plus R/W)		956	956	

* - REQUIRED NUMBER OF SPECIES PER TABLE 7.3-5, ULDC
** - PER CONDITION OF APPROVAL CONDITION J-2 (INTERIOR STREET TREES) IS NOT APPLICABLE TO AFFECTED AREA.

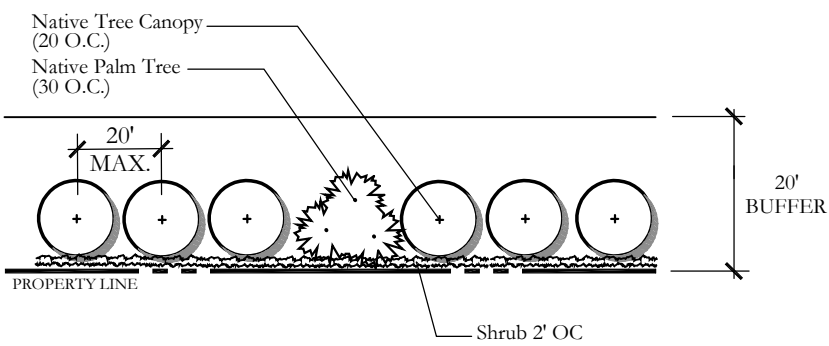
LANDSCAPING REQUIREMENTS

CATEGORY	CODE REQUIREMENT	REQD.	PROVIDED
PERIMETER PLANTING ***			
20' TYPE 3 INCOMPATIBILITY BUFFER			
(420' OF THE SOUTH PROPERTY LINE ADJACENT TO BLDG. C.)			
CANOPY TREES	1 PER 20 L.N. FT.	21	21
SHRUBS-SMALL (18")	(1 per 2 L. F.) 24" O.C.	210	210
SHRUBS-MED. (24")	(1 per 4 L. F.) 48" O.C.	105	105
SHRUBS-LARGE (36")	(1 per 4 L. F.) 48" O.C.	105	105
INTERIOR PLANTING (AFFECTED AREA ONLY +/- 248,472 SF)			
MIN TREE QUANTITIES	1 PER 2000 SF	125	125
TREES-LANDSCAPE ISLANDS	1 PER ISLAND	62	62
MED. SHRUB QUANTITIES	3 PER 2000 SF	375	375
FOUNDATION PLANTING			
PLANTING WIDTH - MOB B			
FRONT	5'	5'	5'
SIDE	8'	8'	8'
PLANTING LENGTH - MOB B			
FRONT	40% OF 154'	62 L.F.	62 L.F.
SIDE	40% OF 65'	26 L.F.	26 L.F.
SIDE	40% OF 65'	26 L.F.	26 L.F.
TREES OR PALMS - MOB B			
FRONT	1 PER 20 L.N. FT.	8	8
SIDE	1 PER 20 L.N. FT.	4	4
SIDE	1 PER 20 L.N. FT.	4	4
PLANTING WIDTH - MOB C			
FRONT	5'	5'	5'
SIDE	8'	8'	8'
PLANTING LENGTH - MOB C			
FRONT	40% OF 163'	65 L.F.	65 L.F.
SIDE	40% OF 51'	21 L.F.	21 L.F.
SIDE	40% OF 51'	21 L.F.	21 L.F.
TREES OR PALMS - MOB C			
FRONT	1 PER 20 L.N. FT.	9	9
SIDE	1 PER 20 L.N. FT.	3	3
SIDE	1 PER 20 L.N. FT.	3	3
PLANTING WIDTH - MOB D			
FRONT	5'	5'	5'
SIDE	8'	8'	8'
PLANTING LENGTH - MOB D			
FRONT	40% OF 214'	86 L.F.	86 L.F.
SIDE	40% OF 63'	26 L.F.	26 L.F.
SIDE	40% OF 63'	26 L.F.	26 L.F.
TREES OR PALMS - MOB D			
FRONT	1 PER 20 L.N. FT.	11	11
SIDE	1 PER 20 L.N. FT.	4	4
SIDE	1 PER 20 L.N. FT.	4	4
PLANTING WIDTH - EXPANSION F			
FRONT	5'	5'	5'
SIDE	8'	8'	8'
PLANTING LENGTH - EXPANSION F			
FRONT	40% OF 421'	168 L.F.	168 L.F.
SIDE	40% OF 263'	105 L.F.	105 L.F.
SIDE	40% OF 86'	35 L.F.	35 L.F.
TREES OR PALMS - EXPANSION F			
FRONT	1 PER 20 L.N. FT.	9	9
SIDE	1 PER 20 L.N. FT.	6	6
SIDE	1 PER 20 L.N. FT.	2	2

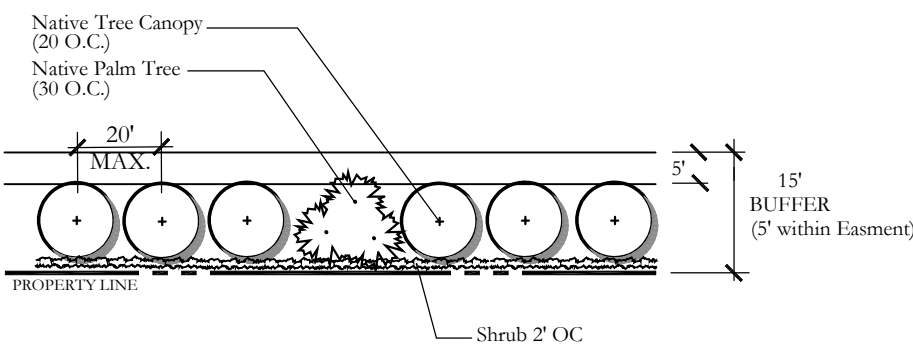
*** WITH THE EXCEPTION OF THE SOUTHEAST PROPERTY LINE ADJACENT TO BUILDING C., REFER TO THE PREVIOUS APPROVED TABLES FOR REQUIRED PERIMETER PLANTING. AT TIME OF BUILDING PERMIT COUNTY LANDSCAPE STAFF RESERVES THE RIGHT TO REQUIRE SUPPLEMENTAL PLANTINGS AS NEEDED TO MEET THE REQUIREMENTS OF THE U.L.D.C. IN EXISTING PLANTING AREAS.



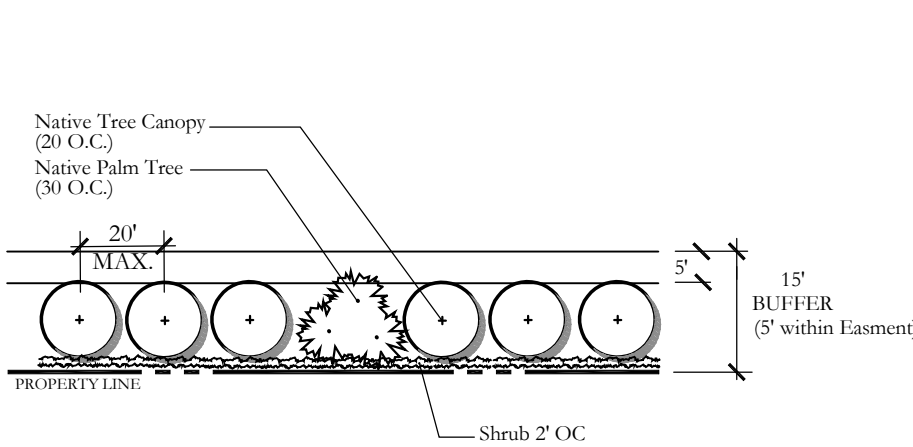
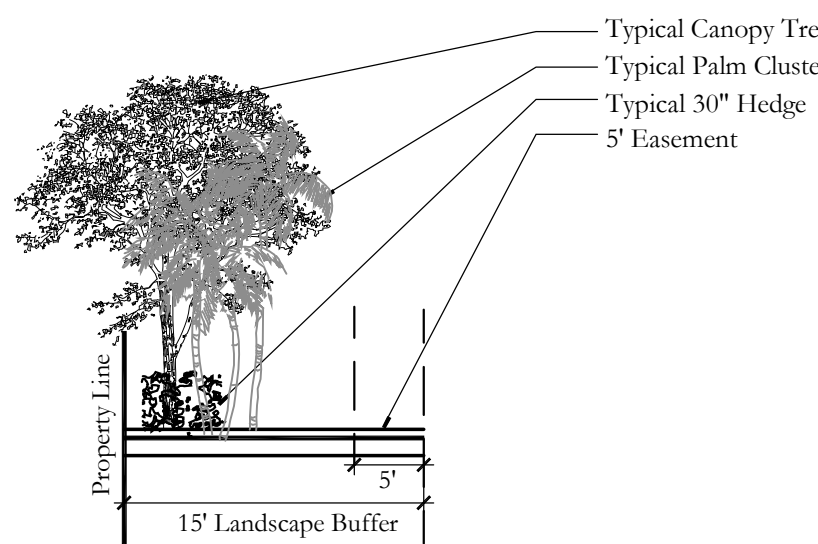
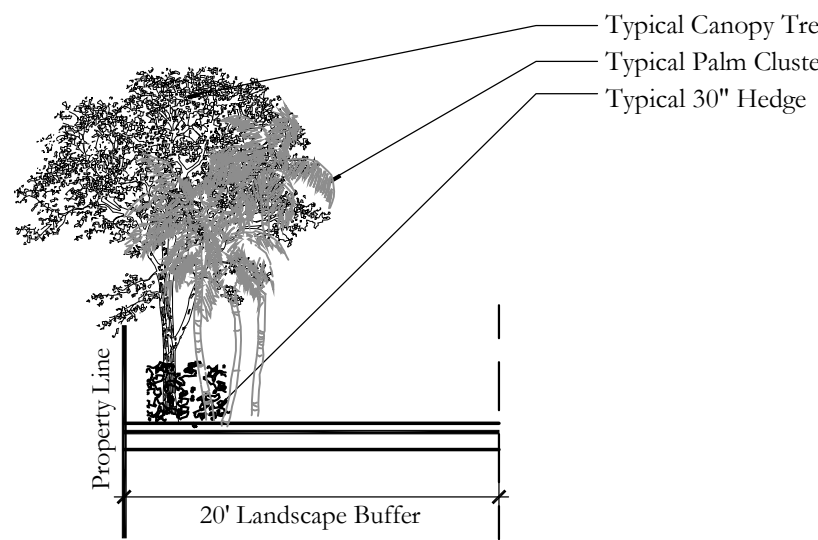
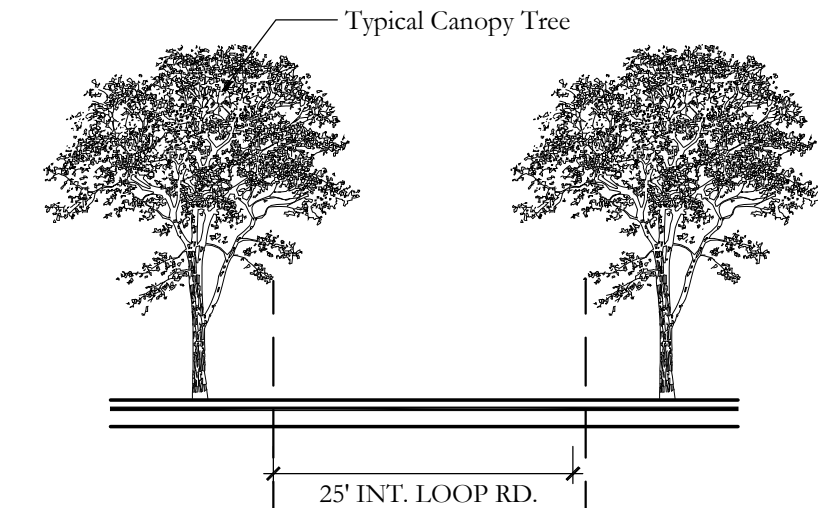
EXISTING INTERIOR STREET TREE DETAIL
(PER PREVIOUS CONDITION J-2) NTS



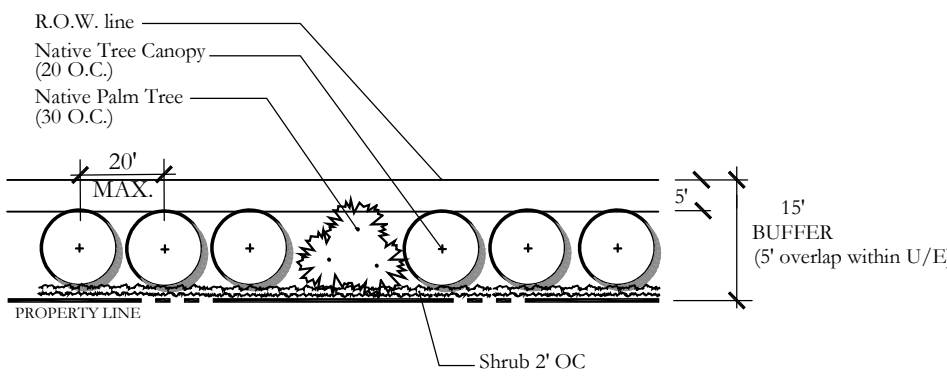
EXISTING 20' TYPE 'B' LANDSCAPE BUFFER DETAIL
NTS



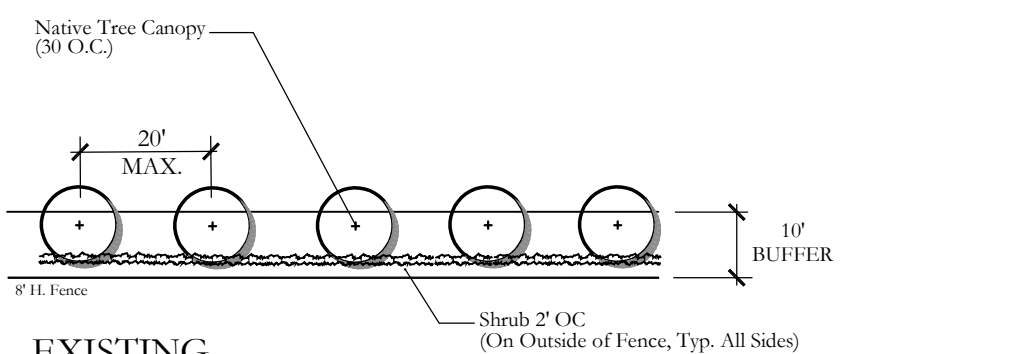
EXISTING TYPE 'C' LANDSCAPE BUFFER DETAIL
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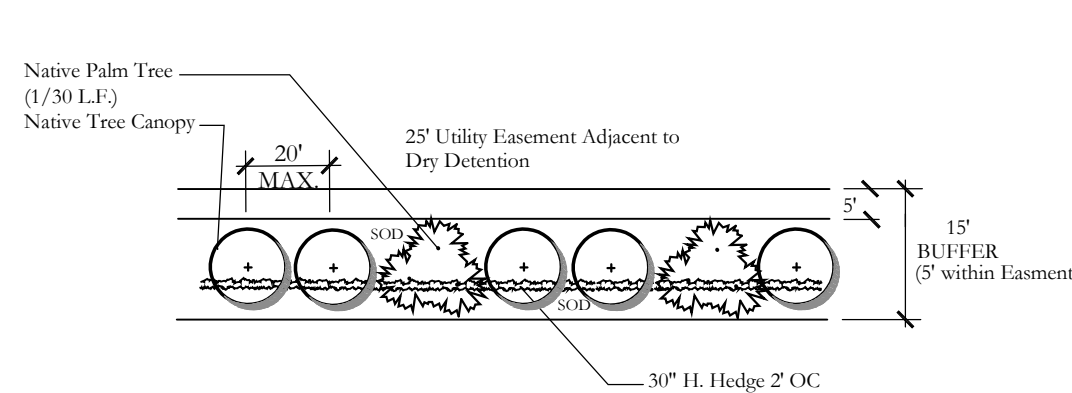
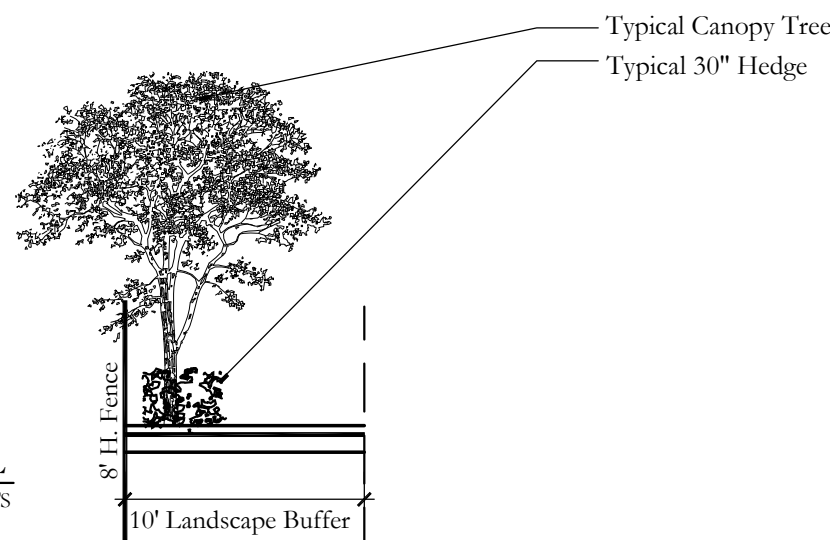
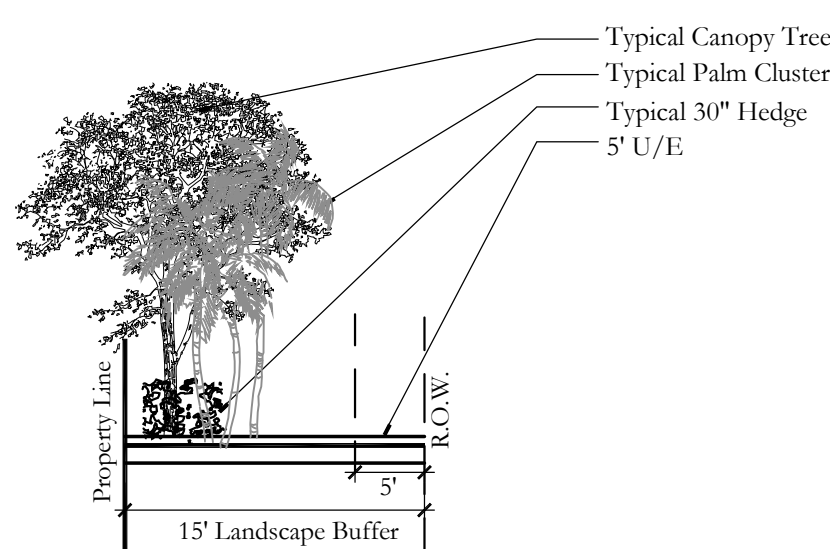
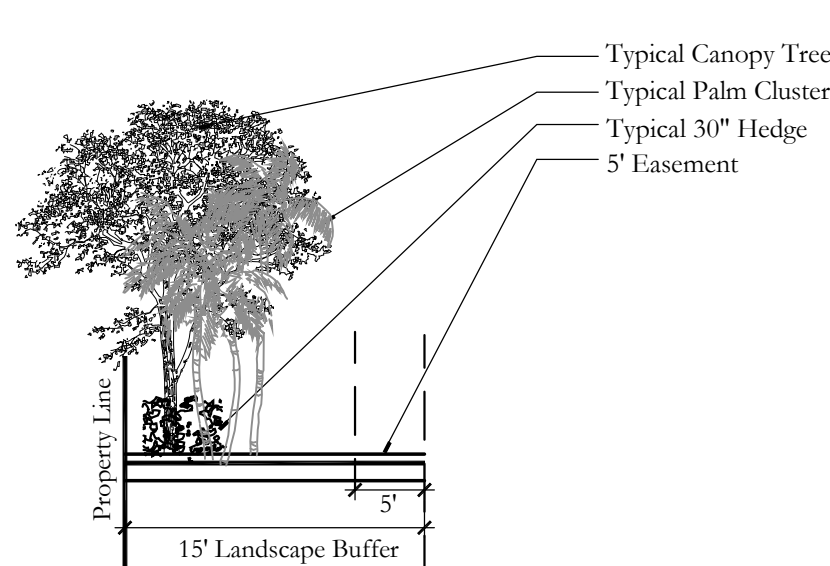
EXISTING TYPE 'C' LANDSCAPE BUFFER DETAIL
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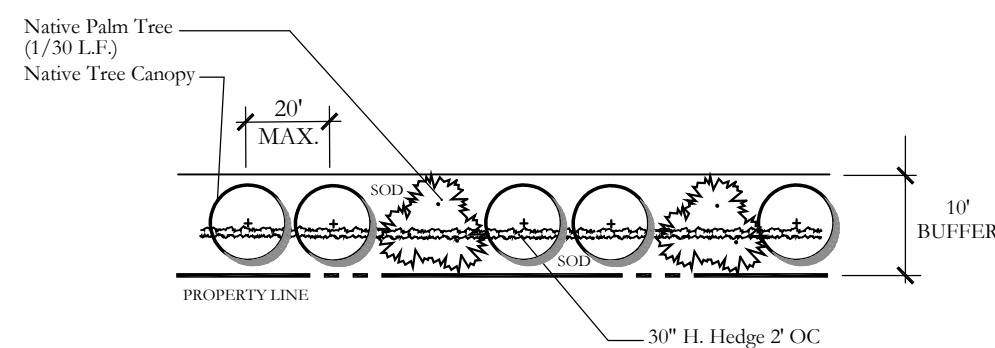
EXISTING TYPE 'D' LANDSCAPE BUFFER DETAIL
NTS



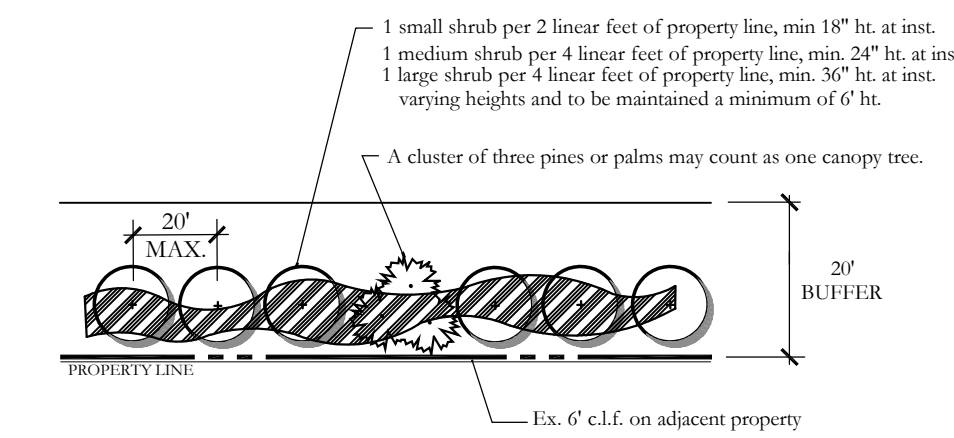
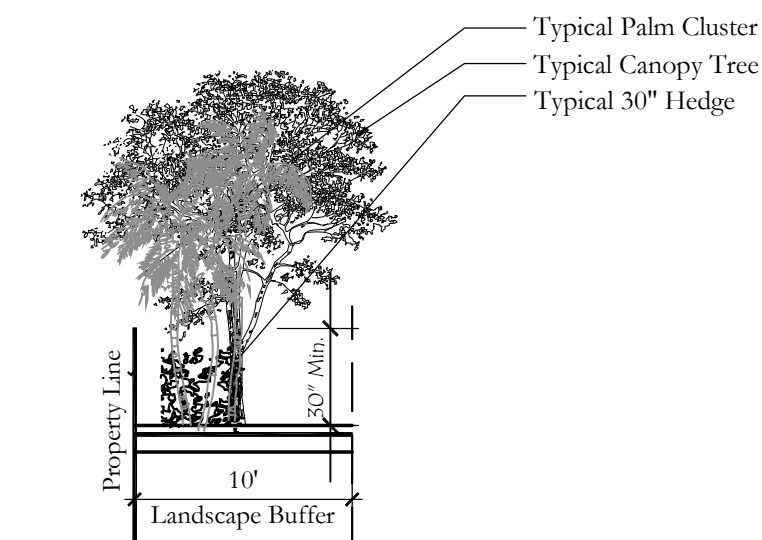
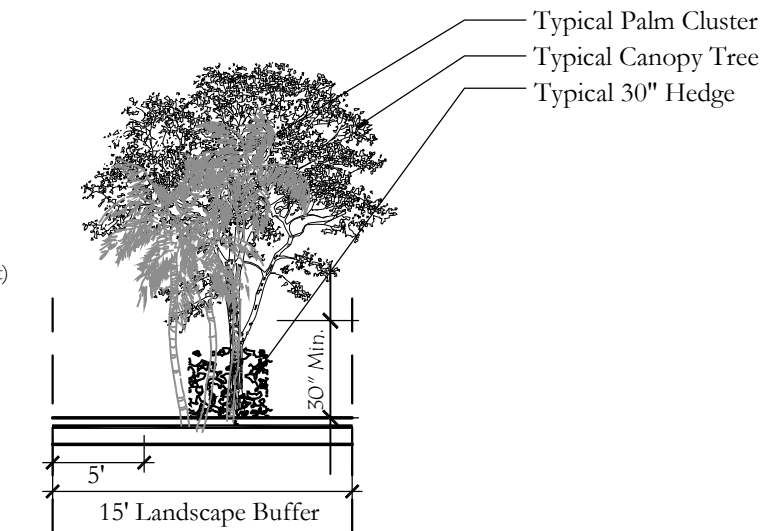
EXISTING COMMUNICATION TOWER LANDSCAPE BUFFER DETAIL
NTS



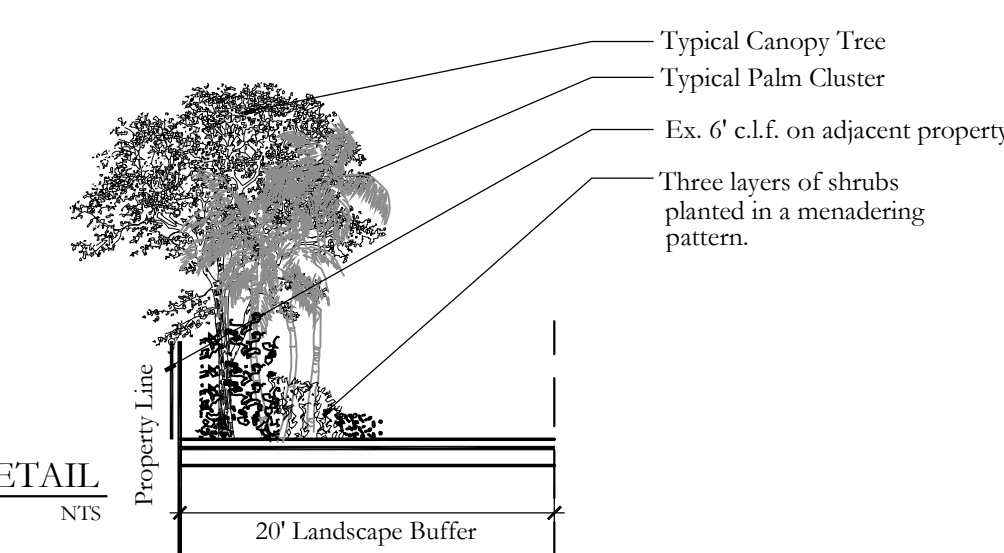
EXISTING 15' LANDSCAPE BUFFER
15' W. BUFFER PER PREVIOUS CONDITION G-1 NTS



EXISTING 10' LANDSCAPE BUFFER
10' W. BUFFER SOUTHEAST PROPERTY BOUNDARY PER PREVIOUS CONDITION G-1 NTS



20' TYPE 3 INCOMPATIBILITY LANDSCAPE BUFFER DETAIL
420 FEET OF THE SOUTH PROPERTY LINE ADJACENT TO BUILDING C.
(PER LANDSCAPE CONDITION 5) NTS



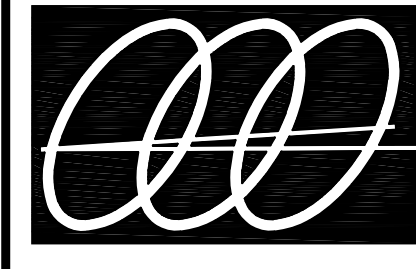
AMENDMENTS

ZONING STAMPS

PROJECT #: 00644-001
CONTROL #: 1993-035
APPLICATION#: 2013-151
RESOLUTION#: R-99-1224;
R-2013-004 & R-2013-005

EXHIBIT #: 45 (2 of 2)
SUPERCEDES EXH#: 43
DATE APPROVED: 2-13-2013
PROJECT MANAGER:
Carol Glasser

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Final Regulating Plan
Bethesda Health Care MUPD
Palm Beach County, Florida

Designed: DSS
Drawn: DSS
Approved: GGG/EOM/MT/H/ML
Date: FDRO 1-16-13
Job no. 12-0402
Revisions: FDRO 2-13-13

Seal

LC 0001171
Sheet Title:

Final
Regulating
Plan

SCALE: AS SHOWN

Sheet No.

FRP2

SHEET 2 OF 2
12-0402